

MOTION BY SUPERVISOR MICHAEL D. ANTONOVICH

MARCH 24, 2009

Lyons Canyon Ranch is a 185-unit residential project west of the I-5 Freeway in the unincorporated Santa Clarita Valley. The project includes 93 units of senior citizen housing and 92 single-family dwellings.

The developer originally proposed an 835-unit subdivision to be annexed into the City of Santa Clarita. This application was ultimately withdrawn and the developer re-filed the project with the County of Los Angeles, in conformance with the Santa Clarita Area-wide Plan.

This project includes much-needed senior housing in the Santa Clarita Valley. These condominiums are conditioned to be reserved in perpetuity for senior citizens and to be 85% owner-occupied. The applicant is conditioned to comply with all Federal, state, and local requirements regarding occupancy of these units. The facility will include a private recreational building, pool and spa. The project is near The Old Road, a major north-south roadway that is served by public transportation, and close to nearby retail and commercial services in Stevenson Ranch and West Ranch. Additionally, Condition 19 of the Housing Permit requires that the applicant provide a transportation program for residents.

The single-family lots are all estate-sized, generally in the range of 12,000 to 20,000 square feet, and some are even larger. Two-thirds of the units, or 68 of the 92 single-family lots, are 15,000 square feet or larger, the County-required minimum to maintain horses.

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MOTION

MOLINA \_\_\_\_\_

RIDLEY-THOMAS \_\_\_\_\_

YAROSLAVSKY \_\_\_\_\_

ANTONOVICH \_\_\_\_\_

KNABE \_\_\_\_\_

A total of 167 acres, or 71% of the subject property, will be maintained as open space. This open space includes 128 acres of oak tree-wooded hills, riparian habitat, walnut woodlands, and chamise chapparral. There is also a 1.4-acre private park that will be maintained by the homeowners association. Roughly 83% of the oak trees and 72% of the oak woodland will remain within the project. Conditions 18 and 19 of the Tract map require that the large open space areas be dedicated to a public agency, and it is my understanding that the Mountains Recreation and Conservation Authority has indicated a willingness to accept and manage these properties.

During the review of this project, questions arose about access to a property to the west. This issue was thoroughly considered in public testimony before the Regional Planning Commission. The Commission imposed Conditions 23 and 24 on the Tract Map, requiring the applicant to provide an easement across its property to the adjoining property. Staff of Regional Planning, Public Works, and County Counsel has assured my office that there are multiple means of access for this adjoining property, and that nothing the Board is doing today will in any way create a "land-locked" parcel.

Although there are numerous conditions in the tract map, conditional use permit, and housing permit, staff should revise the conditions to reflect the following;

- The applicant shall be required to transfer the fire station site to the Consolidated Fire District of the County of Los Angeles, including an easement, roadway, or comparable access to The Old Road, within 2 years of the date of the final Board of Supervisors approval;
- A covenant shall be recorded on the subject property, and on all future lots as final maps are recorded, indicating that the roadways within this project provide vehicular access to adjacent properties to accommodate future development; and
- A covenant shall be recorded on the single-family home lots, which shall require that the CC&R's and future homeowner association rules and procedures shall not contain any provisions to prevent horse-keeping or equestrian uses in conformance with County regulations.

This project was approved by the Regional Planning Commission on a 4-0 vote in August of 2008. The West Ranch Town Council sent a letter to the County indicating its support for the project.

- M O R E -

I, THEREFORE, MOVE that the Board of Supervisors:

- Close the public hearing;
- Certify and adopt the Final Environmental Impact Report, including the Supplement to the Final EIR, and, adopt the environmental findings of fact and Statement of Overriding Considerations with Mitigation Monitoring Program;
- Signify our intent to approve Zone Change Case No. 2008-0000004-(5), Conditional Use Permit 2005-00088-(5), Oak Tree Permit No. 2005-00039-(5), Housing Permit Case No. 2006-00001-(5), and Vesting Tentative Tract Map No. 53653;
- Deny the appeal of the Regional Planning Commission's determination; and
- Direct County Counsel to prepare the necessary findings and conditions, with changes noted herein and discussed in today's Board meeting, and bring back to the Board for its consideration at a future Board meeting.

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